166.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	883,300 / 883,300
					USE VALUE:	883,300 / 883,300
					ASSESSED:	883,300 / 883,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		CLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACKSON COURTNEY B
Owner 2:	ONTKUSH MARK J
Owner 3:	
Street 1:	25 CLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RICHTERS MICHAEL J -
Owner 2:	RICHTERS SODERSTROM MELANIE -
Street 1:	25 CLIFF STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,741 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1915 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10741.000	363,700		519,600	883,300
Total Card	0.247	363,700		519,600	883,300
Total Parcel	0.247	363,700		519,600	883,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.30 | /Parcel: 461.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110070

GIS Ref

GIS Ref

Insp Date 07/19/18

PREVIOUS ASSESSMENT

Parcel ID 166.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	363,700	0	10,741.	519,600	883,300	883,300	Year End Roll	12/18/2019
2019	101	FV	284,400	0	10,741.	519,600	804,000	804,000	Year End Roll	1/3/2019
2018	101	FV	284,400	0	10,741.	460,200	744,600	744,600	Year End Roll	12/20/2017
2017	101	FV	284,400	0	10,741.	386,000	670,400	670,400	Year End Roll	1/3/2017
2016	101	FV	284,400	0	10,741.	386,000	670,400	670,400	Year End	1/4/2016
2015	101	FV	266,800	0	10,741.	334,000	600,800	600,800	Year End Roll	12/11/2014
2014	101	FV	266,800	0	10,741.	322,900	589,700	589,700	Year End Roll	12/16/2013
2013	101	FV	266,800	0	10,741.	307,300	574,100	574,100		12/13/2012

!12874!

PRINT

Date	Time
12/11/20	02:54:16

LAST REV

Date	Time
08/15/18	09:18:32

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12874

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHTERS MICHAE	53431-320		8/24/2009		575,000	No	No		
EMSBO-MATTINGLY	45783-203		8/3/2005		585,000	No	No		
FAULKNER ANNE H	28098-393		1/22/1998		275,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2005	752	Re-Roof	5,000			G7	GR FY07	
2/18/1998	79	Redo Bat	2,500					REMODEL 2 BATHS
10/20/1994	558		3,000					REMODEL PORCH-WIND
9/28/1993	487	Manual	1,000					STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	CC	Chris C
12/27/2008	Meas/Inspect	372	PATRIOT
1/7/2006	MLS	MM	Mary M
1/20/2000	Inspected	277	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110070
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10741		Sq. Ft.	Site		0	70.	0.69	8									519,565						519,600	

Total AC/HA: 0.24658 | Total SF/SM: 10741 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 519,565 | Spl Credit | Total: 519,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33807337
Const Adj.:	0.99989998
Adj $ / SQ:	140.484
Other Features:	88672
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407790
Depreciation:	44041
Depreciated Total:	363749

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

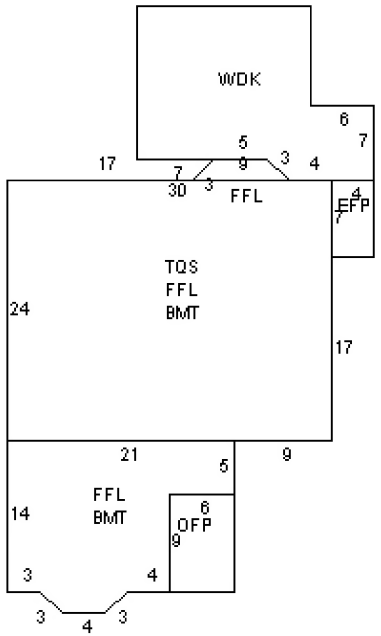
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.53
Special Features:	0	Val/Su Net:	127.52
Final Total:	363700	Val/Su SzAd	238.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	986	140.480	138,517
BMT	Basement	972	62.370	60,628
TQS	3/4 Story	540	140.480	75,861
WDK	Deck	272	9.680	2,632
OFP	Open Porch	54	44.000	2,376
EFP	Enclos Porch	28	72.590	2,033

Net Sketched Area:	2,852			Total:	282,047
Size Ad	1526	Gross Are	3032	FinArea	1915

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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